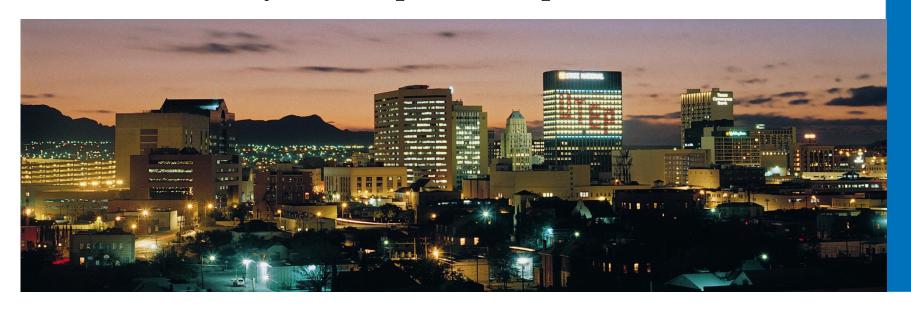


Subdivision Section

City Development Department





Subdivision and Development Plats (Title 19)

The purpose of a <u>subdivision</u> (a.k.a. <u>plat</u>) is to ensure that adequate infrastructure is provided to serve the proposed development. Some of the components of a subdivision application review are:

- General arrangement of existing and proposed land uses
- Parks and open space
- Floodplains and drainage
- Water and sewer facilities
- Density (number of dwelling units)
- Roadways and bikeways
- Traffic and pedestrian circulation (traffic impact analysis)
- School sites
- Public facilities
- Phasing of development

Subdivision applications are reviewed by multiple departments.



Subdivision and Development Plats (Title 19)

How is property platted?

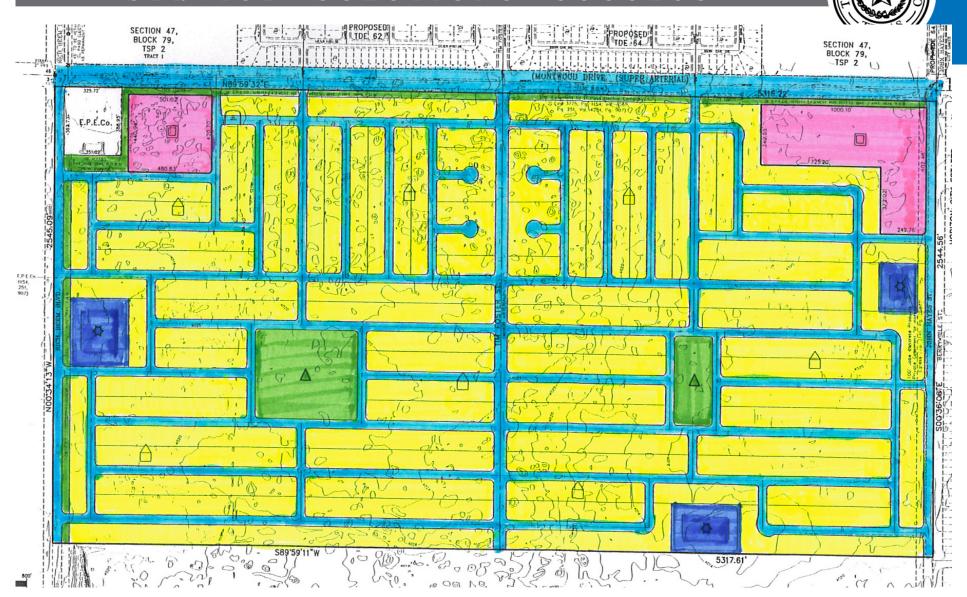
- Prior to submitting the application, the applicant is encouraged to meet with staff in Planning. 5 day submittals are reviewed for completeness.
- After acceptance of a complete application, the Planning staff distributes the request to other City departments, obtains their comments and recommendations, prepares a staff report and schedules the case for public hearing by the City Plan Commission.
- The CPC holds a public hearing, typically 3-4 weeks following the submittal of the application, and votes to approve, approve with modifications or conditions, deny, or postpone the application.
- If the application meets all minimum standards in Title 19, the application is approved.



Subdivision and Development Plats (Title 19)

What are the different types of subdivision applications?

- Platting Determination Letter
- Address Assignment
- Vesting request
- 5 day completeness review-prior to actual submittal
- Minor Plat (administrative process)
- Land Study
- Preliminary Plat
- Final Plat
- Combination Plat (preliminary & final together)
- Development Plat
- Replat and Amending Plat
- Dedications
- Vacations
- Street Name Change
- Annexations



RED DEER ROCK I DE FIREWOOD CRAGGY ROCK PEBBLE HILLS SANDYROCK HACIENDA ROCK VOLCANIC ROCK GAMBUSINO GIL REYES LASSO ROCK AZOGUE Tierra Del Este Phase IV Land Study POETS ROCK STRATA ROCK VETA RICA CHARLES FOSTER DESTINY MINOR PR VENTANA BLUE DIRT COZY COVE SUPART PR MAJOR PR MAJOR COLLECTOR PR Planning, Research and Development





LEGEND		
SYMBOL	LAND USE	
A	RESIDENTIAL	
	COMMERCIAL	
Δ	PARK	
₽	POND	

PHASE I	
77.671 ACRES	
TO BE COMPLETED BY 2011	

PHASE II

66.471 ACRES

TO BE COMPLETED
BY 2012

PHASE III
86.065 ACRES
TO BE COMPLETED

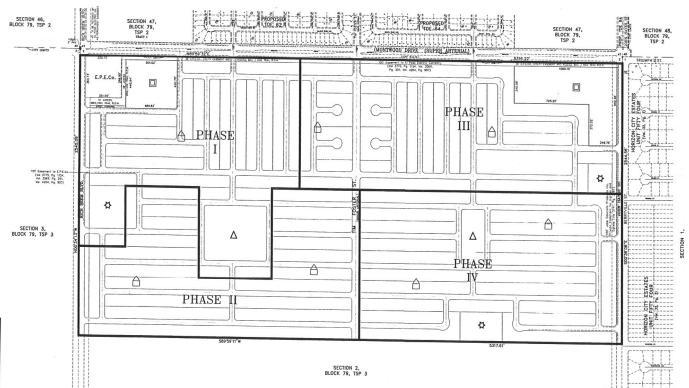
BY 2014

PHASE IV

80.397 ACRES

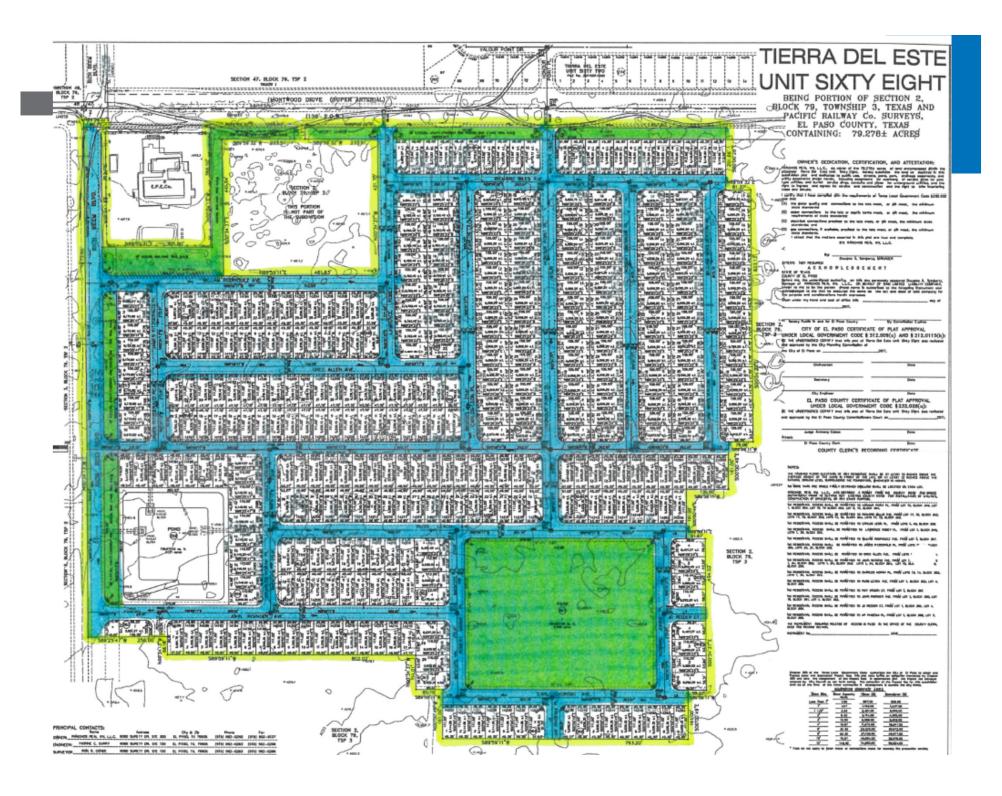
TO BE COMPLETED
BY 2014

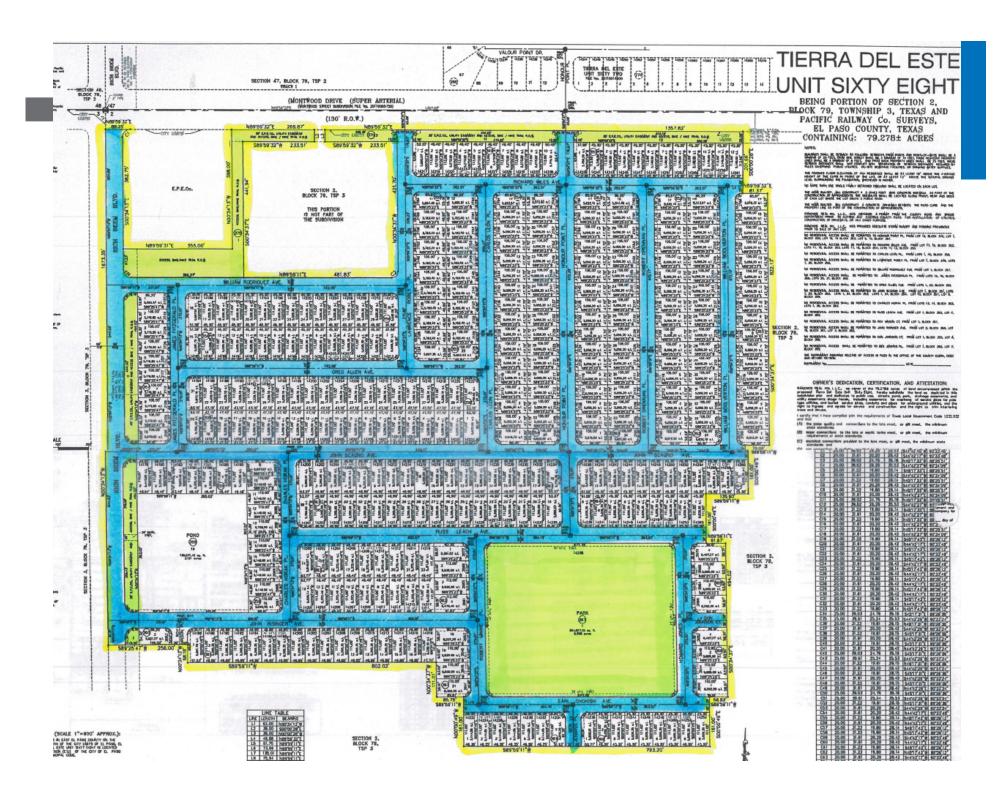






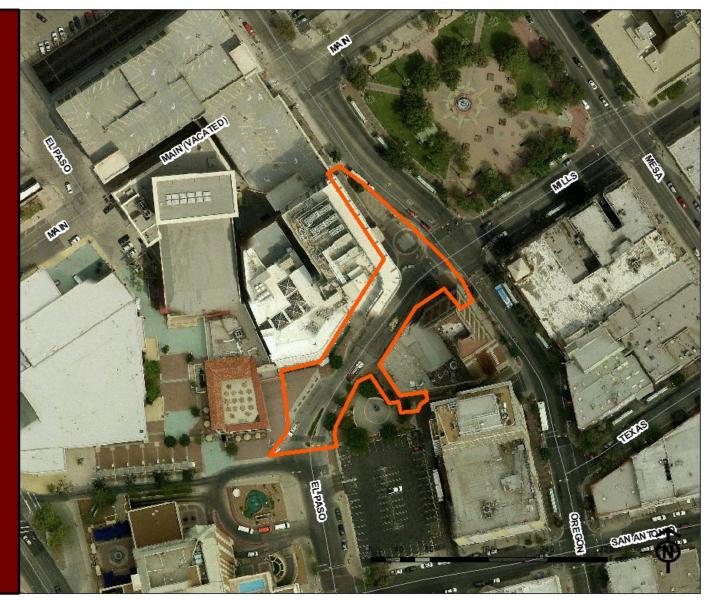












MILLS AVENUE VACATION

SOLUTIONS SUCCESS SERVICE





El Paso, Texas

CLIENT: Mills Plaza Promenade, LLC

MILLS PLAZA PROMENADE

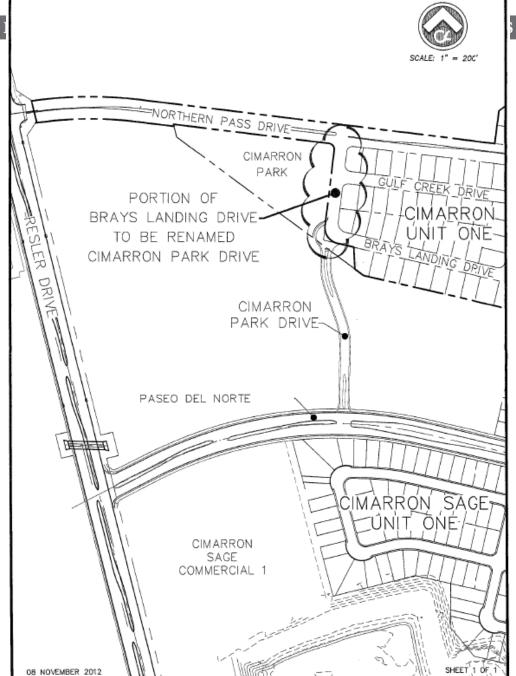
Mills Plaza Promenade - Re-Design

L.01

2013.11.04









Annexation Applications

How is property annexed?

- Prior to submitting an application, the applicant meets with Planning staff to determine if the proposed annexation complies with the City's annexation policy (adopted in 2009).
 - o Designated in Plan El Paso as area for preferred annexation
 - Contiguous with existing City limits
 - Complies with TLGC
- After acceptance of a complete application (per 20.06), the Planning
 Division distributes the request to other City departments, obtains their
 comments and recommendations, drafts an <u>annexation agreement</u> and
 schedules the case for DCC and CPC.
- Various entities including surrounding property owners receive written notice prior to the CPC hearing.



Annexation Applications (cont.)

- The City Plan Commission recommends approval, approval with conditions, or denial.
- The annexation agreement is scheduled for City Council hearing. If Council approves the agreement, a <u>service plan</u> is drafted, along with an <u>ordinance to annex the property</u>.
- The service plan and ordinance are distributed to DCC. Two public hearings are scheduled.
- Governmental entities and surrounding property owners are notified prior to the public hearings. The CPC (2nd public hearing) votes to recommend approval or denial of the service plan and annexation.
- The case is scheduled for City Council. If City Council approves, notice is sent to DOJ and governmental entities.









Special Privilege Applications

A special privilege is required to use City ROW for a private purpose. They are regulated in 15.08.120 of the City Code, and fees for various types of special privileges are adopted annually by City Council.

- Special privilege <u>permit</u> (administrative approval, generally temporary or short term)
 - Special events involving street closures
 - Patio cafes
- Special privilege <u>license</u> (City Council approval, generally long-term)
 - Pipelines, cables
 - Buildings, structures

S-D SP NESV12-00012 S-D SP S-D C CABLE LOCATION









Comparison of Subdivision Code Requirements Prior to June 2008 to Current Requirements

Issue	Prior Code	Current Code
Parks	1 acre / 200 sf units or 425 mf units	1 acre / 100 sf units or 200 mf units
Parks – fees	\$300 / sf unit; \$145 / mf unit; \$300 / acre (non-residential)	\$1,370 / sf unit; \$680 / mf unit; \$1,000 / acre (non-residential)
Parks	Minimum size - one acre	Minimum size - 1/4 acre
Parks	Not required in ETJ	Required in City's annexation path
Parks	Turf, irrigation, sidewalk; reduction of requirements for added improvements	Turf, irrigation, sidewalk, playground equipment, picnic tables, lighting, street trees
Parks	100 ft. street frontage	Frontage on all sides
Park-pond	Only with approval of Parks and Engineering	Credit if standards are met
Linear parks & trails	N/A	Credit if standards are met
Open space & arroyos	N/A	50% credit

Issue	Prior Code	Current Code
Subdivision improvements	Required 2 years after recording.	Complete prior to recording or security required.
Access points	1 required	2 required
Connectivity index	N/A	1.4 with some exceptions if approved by CPC
Max. block length	1,500 ft. in residential; no block perimeter	1,000 ft. local, 800 ft. for narrow local roads; 1,600 ft. arterial, 2400 ft. max. block perimeter
Cul de sacs	750 ft. max. length, unless approved by CPC	300 ft. max < 12 dwellings; 600 ft. max. up to 25 dwellings
Sidewalks/ parkways	4 ft. local roads; 5 ft. arterials	Minimum 5 ft.
Cross-sections	Wider ROWs; no median improvements	Narrow local roads with conditions; landscaped medians; alternative design for infill
Traffic Impact Analysis	Required at land study – standards per Traffic Engineer	Required at land study, plat or rezoning, with thresholds and standards for mitigation



Code Amendments and Policies 2013

Approved by City Council

- 1-2-13 Amend requirements for installation of sidewalks (13 & 19).
- 6-4-13 Downtown Pedestrian Wayfinding Plan
- 8-6-13 -Revise and add exemptions from platting.
 - -Amend criteria for approval and revision of land studies.
 - -Amend plat expiration/time for completion of subdivision improvements.
 - -Allow deferral of certain improvements until building permitting.
 - -Amend requirements for grading permits.
 - -Clarify developer roadway participation policies and proportional share.
 - -Amend policy for refund of escrow deposits held by City.
 - -Amend proportionality appeal requirements.



Title 15 & 19 Amendments In Process

- Title 19 Parkland Regulations.
- Ordinance drafted, presented to CPC subcommittee and Chamber of Commerce. CPC in Jan. 2014.
- Title 19 Park Requirements for Infill Development
- Drafting
- Title 15 Special Privileges, Retail Sidewalk Vending.
- o Ordinance drafted, in review.



Subdivision Section

City Development Department

Questions?